



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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PLANNING BOARD AGENDA

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, February 18, 2016** at 6:00 p.m. in the **Aldermanic Chambers** on the Second Floor of Somerville City Hall, 93 Highland Ave., Somerville, MA.

Previously Opened Cases that are Requesting a Continuance

515 Somerville Avenue (Case #PB 2014-18)	
Applicant:	DEVB, LLC
Property Owner:	DEVB, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, DEVB, LLC, seek a Site Plan Approval for a subdivision under SZO §5.4 to divide 46,852 sf lot into 10 lots and a private way with a 2,650 sf lot min. for a by-right development of 30 residential units in five structures that are 3-4 stories in height. BA zone. Ward 2.
Date(s) of Hearing(s):	10/2, 10/16, 11/6, 11/20, 12/11/14, 1/8/15, 2/5, 2/19, 3/5, 3/19, 3/19, 4/2, 4/16, 5/7, 5/21, 6/4, 7/16, 9/17, 10/8, 10/22, 11/5, 12/10, 2/4
Staff Recommendation:	None at this time.
PB Action:	Voted on October 22, 2015 to continue the application to December 10, 2015.*
Current Status:	The Applicant submitted a written request to continue the application to March 3, 2016.

New Cases to be Opened and Heard

Assembly Row Planned Unit Development Preliminary Master Plan (Case #PB 2006-59-R3-01/2016)	
Applicant:	Street Retail, Inc.
Property Owner:	Street Retail, Inc.
Agent:	Robert A. Fishman
Legal Notice:	Applicant, Street Retail, Inc. and Owner Street Retail, Inc., in its individual capacity and under power of attorney on behalf of FR Sturtevant Street, LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, SRI Assembly Row B9, LLC (Collectively, Tenants in Common) seek approval of a Major Amendment of a preliminary master plan (S.Z.O. §16.11.3) under Planned Unit Development (PUD-PMP) PB 2006-59-R2(05/2014) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 and June 19, 2014 to change condition 39.2. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1
Date(s) of Hearing(s):	2/18
Staff Recommendation:	Recommends approval.
PB Action:	---
Current Status:	Will be heard on February 18, 2016.

Assembly Row Block 11 –Signage – 399 Revolution Drive (Case #PB 2016-01)	
Applicant:	Partners HealthCare
Property Owner:	Federal Investment Realty Trust
Agent:	Bill Dillon
Legal Notice:	Applicant, Partners HealthCare, and Owner, Federal Investment Realty Trust, seek a Special Permit to install signage for Partner HealthCare on “Block 11” of the Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 and June 19, 2014. Applicant and owner seek approval under SZO Article §5.1 and condition 9 of the SPSR-A for the office and garage buildings, case PB 2014-17. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1
Date(s) of Hearing(s):	2/18
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on February 18, 2016.

Assembly Row Block 11 – Daycare – 251 Grand Union Boulevard	
Applicant:	Partners HealthCare
Property Owner:	Federal Investment Realty Trust
Agent:	Bill Dillon
Legal Notice:	Applicant, Partners HealthCare, and Owner, Federal Investment Realty Trust, seek a Special Permit with Site Plan Review–A, final level approval of a portion of “Block 11” of the Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 and June 19, 2014. Applicant and owner seek approval under SZO Article §16.8.3 and §5.2, to construct an approx. 13,624 sf daycare. Waivers are sought (S.Z.O. §6.4.12 & 16.5.5) from providing a 3D model (§6.4.8), shadow analysis, and parking and loading bay requirements (§9.16 & 9.7). Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1.
Date(s) of Hearing(s):	2/18
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on February 18, 2016.

Other Business

Review and recommendation for the following zoning amendment:

AN ORDINANCE, SUBMITTED BY 11 REGISTERED VOTERS, AMENDING THE INCLUSIONARY HOUSING PROVISIONS OF THE SOMERVILLE ZONING ORDINANCE AND INCREASING REQUIRED AFFORDABLE HOUSING IN NEW DEVELOPMENTS, BY AMENDING SECTIONS 13.2, 13.3.3, 13.3.4, 13.4.1, 13.5, & 13.6.3 & ADDING SECTION 13.3.7.

Adoption of Minutes

2007 – 3/15

2010 – 3/4, 7/15, 8/5, 8/24, 9/16, 10/21, 11/4, 11/18, 12/2, 12/16

2011 – 1/6, 1/20, 7/14, 9/15, 10/6, 10/20, 11/3, 11/17, 12/1, 12/15

2012 – 1/5, 1/19, 2/2, 2/16, 3/15, 4/5, 4/19, 5/3, 5/17, 6/7, 6/21, 7/12, 8/2, 8/16, 8/23, 9/20, 10/4, 11/29, 12/13

2013 – 1/24, 2/21, 3/21, 4/4, 4/18, 5/2, 5/16, 6/6, 6/20, 7/11, 7/18, 8/8, 8/22, 9/19, 10/3, 10/17, 11/7, 11/21, 12/12

2014 – 1/16, 2/6, 2/20, 3/6, 3/20, 5/8, 5/22, 6/19, 7/10, 8/21, 9/4, 9/18, 10/2, 10/16, 11/6, 11/20

2015 – 1/8, 2/5, 2/19, 3/5, 3/19, 3/24, 4/2, 4/16, 5/7, 5/21, 6/4, 6/25, 7/16, 8/6, 8/20, 9/3, 9/17, 10/8, 10/22

Plans and reports are available at the City of Somerville website at the following link:

www.somervillema.gov/planningandzoning/reports

